



HEALTH CARE AGENCY
BEHAVIORAL HEALTH SERVICES

*No Place Like Home (NPLH)
Expression of Interest
Addendum to SNHP NOFA and Guidelines*

FOR FUNDS TO ACQUIRE, CONSTRUCT, AND/OR
REHABILITATE PERMANENT SUPPORTIVE HOUSING FOR
HOMELESS INDIVIDUALS WITH SERIOUS MENTAL ILLNESS
WHO ARE HOMELESS, CHRONICALLY HOMELESS OR AT-
RISK OF CHRONIC HOMELESSNESS

October 2018

Bid Number 012-182311 – Addendum 1

October 2018

We are pleased to announce an Expression of Interest (EOI) process for parties interested in applying for funding through the No Place Like Home (NPLH) program. It is important to note that the NPLH program is conditioned upon authorization through the state ballot (Prop. 2) and court validation processes and no NPLH funds will be available until those processes have been completed.

The NPLH Program targets the creation of permanent supportive housing units for transition-age youth, adults and older adults with serious mental disorder (as defined in Welfare and Institutions Code section 5600.3(b)), as well as seriously emotionally disturbed children and adolescents (as defined in Welfare and Institutions Code section 5600.3(a)).

Full details on the State Housing and Community Development (HCD) administered NPLH program can be found here:

<http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml>

This packet provides information to interested parties on how to indicate your interest in applying for NPLH funds in Orange County.

We look forward to the successful implementation of the NPLH program in Orange County. Should you have any questions, please contact Lisa Row, Service Chief I, at (714) 796-0200 or via email at ERow@ochca.com.

Sincerely,

Richard Sanchez, Director
Orange County Health Care Agency

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Background

In 2004, California voters approved Proposition 63/the Mental Health Services Act (MHSA). MHSA provides counties a new source of funding for expanded county mental health programs. The MHSA Housing Program was created in 2008 that used MHSA funds for the construction of permanent supportive housing units for individuals with serious mental illness or severe emotional disorders who were homeless or at-risk of being homeless. Orange County received a one-time appropriation of \$33,158,300 for its participation in the MHSA Housing Program, and utilized this initial allocation to create significant new permanent supportive housing opportunities for some of the most vulnerable residents of the County. The MHSA Housing Program ended in 2016.

Since the provision of permanent supportive housing for individuals with serious mental illness who are homeless or at risk of homelessness continues to be a priority for Orange County, in 2016, the Orange County Board of Supervisors agreed to participate in the successor-program to the MHSA Housing Program, the Special Needs Housing Program (SNHP). Accordingly, the County has allocated a significant portion of its MHSA funds to SNHP in order to facilitate the creation of additional permanent supportive housing units in Orange County and to support a healthy, safe and thriving community.

The County's ongoing commitment to create additional permanent supportive housing for individuals with serious mental illness who are homeless or at risk of homelessness is evident from County's participation in the newly established No Place Like Home (NPLH) Program, administered by the Department of Housing and Community Development (HCD). The NPLH Program is subject to a final approval through the state ballot and court validation processes. No funds will be available under the NPLH Program until these steps are completed. HCD will announce funding details and the applicable timelines after these steps have completed. Full details on the HCD administered NPLH Program can be found here: <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml>.

HCD has informed that allocation of the NPLH Program funds are conditioned upon voters' approval of the NPLH Act of 2018, Proposition 2, on the November 2018 ballot. If approved by voters, this measure would authorize the Legislature to appropriate funds to the Mental Health Services Fund for use by NPLH Program. The outcome of the *Bernard v. The California Health Facilities Financing Authority, et al.*, Case No. 34-2016-00203224 may also affect the availability or timeline of the funding under the NPLH Program. If the measure does not pass, or if the outcome of the above-referenced litigation impacts the NPLH Program, HCD will publish a notice on its website with advisement regarding the availability of funds.

Under NPLH Program, counties may apply for funding solely or with their joint development sponsor(s). Accordingly, in order to submit an application for NPLH funding to HCD, the applicant for the NPLH Program funding (Development Sponsor) must first complete both the attached Orange County NPLH Expression of Interest (EOI) form and the review process through the Orange County Health Care Agency (HCA) and OC Community Resources (OCCR/Housing & Community Development).

The review process, noted above, includes the following three (3) steps:

- Review of the EOI form by HCA and OCCR/Housing & Community Development to ensure it meets the goals and objectives of HCA and is financially feasible.
- An authorization from Orange County Board of Supervisors for HCA to co-sign the application and commit to the supportive services for NPLH tenants for the proposed project. In addition, HCA will ensure that appropriate behavioral health services are also provided and funded.
- Submission of the NPLH Program application to HCD for funding upon authorization by the Orange County Board of Supervisors.

Eligible Applicants for the No Place Like Home Program

The County will only submit an application for NPLH Program funding to HCD jointly with a Development Sponsor. Accordingly, after an application submitted by a Development Sponsor has successfully completed the EOI and review processes, as noted above, the Orange County Board of Supervisors must authorize HCA to co-sign the application and commit to the supportive services for NPLH tenants for the proposed project. Eligibility for NPLH Program funding is determined by HCD upon review of the submitted application (competitive/noncompetitive) and approval of the proposed project. HCA and OCCR/Housing & Community Development will recommend which NPLH funding pool a project should apply for (i.e. competitive or noncompetitive). Development Sponsor applicants must review the NPLH Guidelines and HCD NPLH NOFA documents available at <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml> and ensure that their proposed projects meet, at minimum, the NPLH Program Guidelines and NOFA threshold requirements, including the prevailing wage considerations and participation in the County's Coordinated Entry System.

If HCA receives an authorization from the Orange County Board of Supervisors to co-sign the application, HCA agrees that the project will be appropriate for providing permanent supportive housing for the target population specified in California Welfare and Institutions Code section 5600.3(a) and (b) who are homeless or at risk of homelessness and will ensure that appropriate supportive services are provided upon project's successful receipt of funding through the HCD NPLH Program application processes.

The attached EOI guidelines describe the process for HCA and OCCR/Housing & Community Development review, as specified above, prior to submitting the full application to HCD for NPLH Program funding. By co-signing and submitting the NPLH Program funding application to HCD, HCA Director will signify that the County:

- Is applying jointly with another entity as Development Sponsor; and
- Commits to providing supportive services to the NPLH Program tenant population of the project as outlined in the NPLH Program Guidelines and application.

Submission Process

Permanent Supportive Housing is urgently needed in Orange County and project readiness, including site control, is a critical element of NPLH Program applications. EOI for NPLH Program funding will be considered on a first-come, first-served application basis and applications will be reviewed by HCA and OCCR/Housing & Community Development staff in the order received. Interested applicants are welcomed and encouraged to contact Michelle Zdeba of OCCR/Housing & Community Development at michelle.zdeba@occr.ocgov.com or Lisa Row of HCA at erow@ochca.com with questions.

The initial step in the Orange County process for developers interested in applying for NPLH Program funding is to submit one (1) copy of the information listed below to Michelle Zdeba of OCCR/Housing & Community Development at michelle.zdeba@occr.ocgov.com **AND** one (1) copy to Lisa Row of HCA at erow@ochca.com.

The preliminary EOI information consists of the following items:

- The Development Summary Form (Attachment One)
- A maximum two-page narrative description of the proposed project and the experience of the sponsor

After review of the preliminary application information, OCCR/Housing & Community Development staff will arrange a meeting between the developer, HCA and OCCR/Housing & Community Development to discuss the project concept. If there is mutual agreement between the developer, HCA and OCCR/Housing & Community Development that the project could meet the objectives of NPLH Program, the following applies:

- HCA and OCCR/Housing & Community Development will work with the developer to seek approval from the Orange County Board of Supervisors to apply for NPLH Program funding, with HCA applying jointly with the developer as the Development Sponsor.
- HCA staff will provide to the applicant information on what service provider(s) would be the most suitable to provide supportive services for the proposed project. Suitability will depend upon geography and target population for the project, as well as the level of unmet housing need of each of the County operated or contracted service provider(s).
- If there is a mutual agreement, HCA and OCCR/Housing & Community Development staff will work cooperatively to assist in the completion of the NPLH Program application, available here: <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml>.

The applicant must also complete a narrative Development Description, which is limited to two (2) pages in length. The narrative Development Description must provide a thorough discussion of the project, including, at a minimum, the service goals of the project, characteristics of tenants to be served, the type of housing that will be provided, how the building(s) in which housing and services will be provided (location, building type, layout, features, etc.) will meet the housing and service needs of the tenants,

the primary service provider(s) and other project/development partners, and project financing.

Once the applicant submits the EOI Development Summary Form and Development Description to HCA and OCCR/Housing & Community Development, HCA and OCCR/Housing & Community Development will do any or all of the following:

- Provide input and suggested revisions intended to improve the full application;
- Provide technical assistance to complete the full application;
- Determine whether the application is ready to be submitted for consideration by the Orange County Board of Supervisors;
- Request that the applicant makes certain revisions to the application in order to reconsider the application for submission.

Collaborative Relationship between HCA and OCCR/Housing & Community Development

To assist in expanding permanent supportive housing opportunities using NPLH Program resources, HCA leverages its partnership with OCCR/Housing & Community Development, the County's affordable housing policy and funding division. Creating successful permanent supportive housing requires knowledge of both the services and housing arena, and affordable housing development and management is an area in which behavioral health departments typically have had limited experience. Housing agencies, on the other hand, typically have limited knowledge about the needs and services available to persons with behavioral health conditions, and also about the great potential of supportive housing with a focus on wellness and recovery to allow persons with behavioral health conditions to live independently. This partnership is designed to bring the knowledge and expertise of both departments together.

HCA and OCCR/Housing & Community Development are not liable for costs incurred in the preparation of EOIs or any other responses to this EOI. HCA and OCCR/Housing & Community Development reserves the right to issue supplementary information or guidelines related to this EOI.

OCCR/Housing & Community Development administers the review process for NPLH EOI applications as well as other NOFA funds as outlined on the OCCR/Housing & Community Development website. Questions regarding the use and availability of multiple County funding sources in the same project can be forwarded to Michelle Zdeba at michelle.zdeba@occr.ocgov.com.

**ATTACHMENT ONE (1): ORANGE COUNTY NPLH Expression of Interest
DEVELOPMENT SUMMARY FORM**

Developer:

Sponsor:

Name of Project:

Project Address (including parcel #):

Supervisor/Council District:

Form of Site Control:

Entitlement Status and Time Estimate to complete Entitlements:

Anticipated Construction Start Date:

Anticipated Date of Certificate of Occupancy:

Community Planning Group:

**Any Contact made yet with local neighbors or planning group? If yes,
please specify meeting dates and times.**

**Community Process Plan including potential meeting dates with
community groups:**

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Total number of units and bedroom types:

Total number of NPLH units and bedroom types:

Square footage by bedroom of NPLH units:

Type of Development New Construction Acquisition/Rehab

Type of Building: Apartment Condominium Single Other _____

Total Cost of the Development:

Total Cost of NPLH Units:

Amount of NPLH Funds Requesting:

Capital Funds Requesting:

COSR Funds Requesting:

Will you be requesting non-MHSA funded operating subsidies, such as project-based vouchers? (Please check one) Yes No

If so, what type and from which agency?: _____

Other Funding Sources:

4% or 9% Tax Credit – Round _____, 20_____

Other: Land donation, City funds, etc. _____

Additional Comments:

Contact Information:

Name: _____

Company: _____

Phone: _____

Fax: _____

Email: _____

ATTACHMENT TWO (2): CONTACTS FOR FORM SUBMITTAL

Please send an e-mail with Attachment One, the development summary form, along with a maximum two-page narrative description of the proposed project and the experience of the developer.

Submit to:

Michelle Zdeba
Housing Development Administrator, Housing & Community Development
michelle.zdeba@occr.ocgov.com

Mailing Address:

1300 S. Grand Ave, Bldg.B, Room 323
Santa Ana, CA 92705
(714) 480-2994

Submit a copy to:

Lisa Row
Service Chief I, Health Care Agency
ERow@ochca.com

Mailing Address:

405 W. 5th St., Suite 211
Santa Ana, CA 92701
(714) 796-0200

ATTACHMENT THREE (3): ORANGE COUNTY NPLH RECOMMENDATIONS AND REQUIREMENTS

The NPLH Program targets the creation of permanent supportive housing units for children and adolescents who are seriously emotionally disturbed and transition-age youths, adults and older adults with serious mental disorder who are homeless, chronically homeless, or at risk of chronic homelessness as defined in the No Place Like Home Guidelines, available here: <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml>. In order to maximize the dollars available and consumer choice in housing, projects that follow a range of models will be considered. Models might include projects that will be dedicated units specifically to eligible persons, and units incorporated into larger affordable housing projects:

- **Mixed Tenancy Projects**: The NPLH Program will produce primarily mixed tenancy projects as the program requires no more than 49% of the units in a development to be NPLH units, for developments with more than 20 units.
- **Dedicated Projects**: As appropriate and feasible, some projects of 20 units or less dedicated for NPLH tenants may be considered.

Based on consumer preferences, a commitment to achieving a fair share distribution of housing, and the need to tap local resources throughout the County to make development feasible, the plan targets the creation of NPLH housing throughout the County.

Project Requirements and Desirable Features

Orange County continues to update its planning for Project Requirements and Desirable features, including feedback heard from clients and peers. As needed, the County will issue updated guidance for applications for NPLH Program funds. In order to ensure that the projects developed with NPLH Program funds in Orange County meet the needs expressed by people with lived experience, the following requirements will be applicable to projects:

- All units must incorporate full kitchens, full baths, and adequate storage and closet space within each apartment.
- Buildings shall be well designed and well maintained, include on-site laundry services, and have cable access and internet/computer access. Projects must be located close to transportation, shopping and services.¹
- To meet consumer need for safety and security, projects applying for funds will be required to document how they incorporate considerations for the safety of tenants on the property and surrounding neighborhood.
- Buildings will include security design features such as architectural and landscape security design configurations, cameras in common areas, and/or security services.
- Project designs shall be non-institutional in feeling and blend in with the community. Designs shall include a case management office and adequate space for resident activities. The size of the community/resident activity space and case management office is particularly important for projects with unit sizes that are smaller.

- Services must be available either on or accessible off site.
- Projects should include dedicated services space and community rooms, with kitchens if possible.
- All units should include air conditioning.
- All units should have microwave ovens.
- At least 5% of units must be accessible to the physically disabled and at least 2% of units must be accessible to the sensory disabled.
- All units should be furnished with standard furnishings applicable to the unit type.

In addition, the following recommended amenities or features are encouraged:

- Clients prefer to reside in studios or one bedroom apartments.
- There should be planned smoking areas for projects that have non-smoking units.
- Studio units are encouraged to be at least 450 square feet, with the consideration for tenant space needs such as service animals, space to store a bike within the unit, and accessibility needs for aging clients/tenants.

¹ At minimum, public transit that comes with reasonable frequency must be accessible within 0.5 mile. It is preferred that, where possible, other services be walkable within 0.5 mile (e.g. not including physical barriers that prevent access by foot or public transit).